

Pace Area Plan

3rd Public Workshop
Monday, April 30, 2007
6:00 p.m.; Freedom Hall

Planning Process

- 1st Public Workshop – October 30, 2006
 - Received input
- 2nd Public Workshop – December 4, 2006
 - Present results of first workshop
 - Overview of background data
 - Establish Workgroup
- 3rd Public Workshop – April 2007
 - Present draft Pace Area Plan
- 4th Public Workshop – May 2007
 - Present Final Pace Area Plan
- Presentation of Plan to the Local Planning Board and Board of County Commissioners

Pace Area Vision

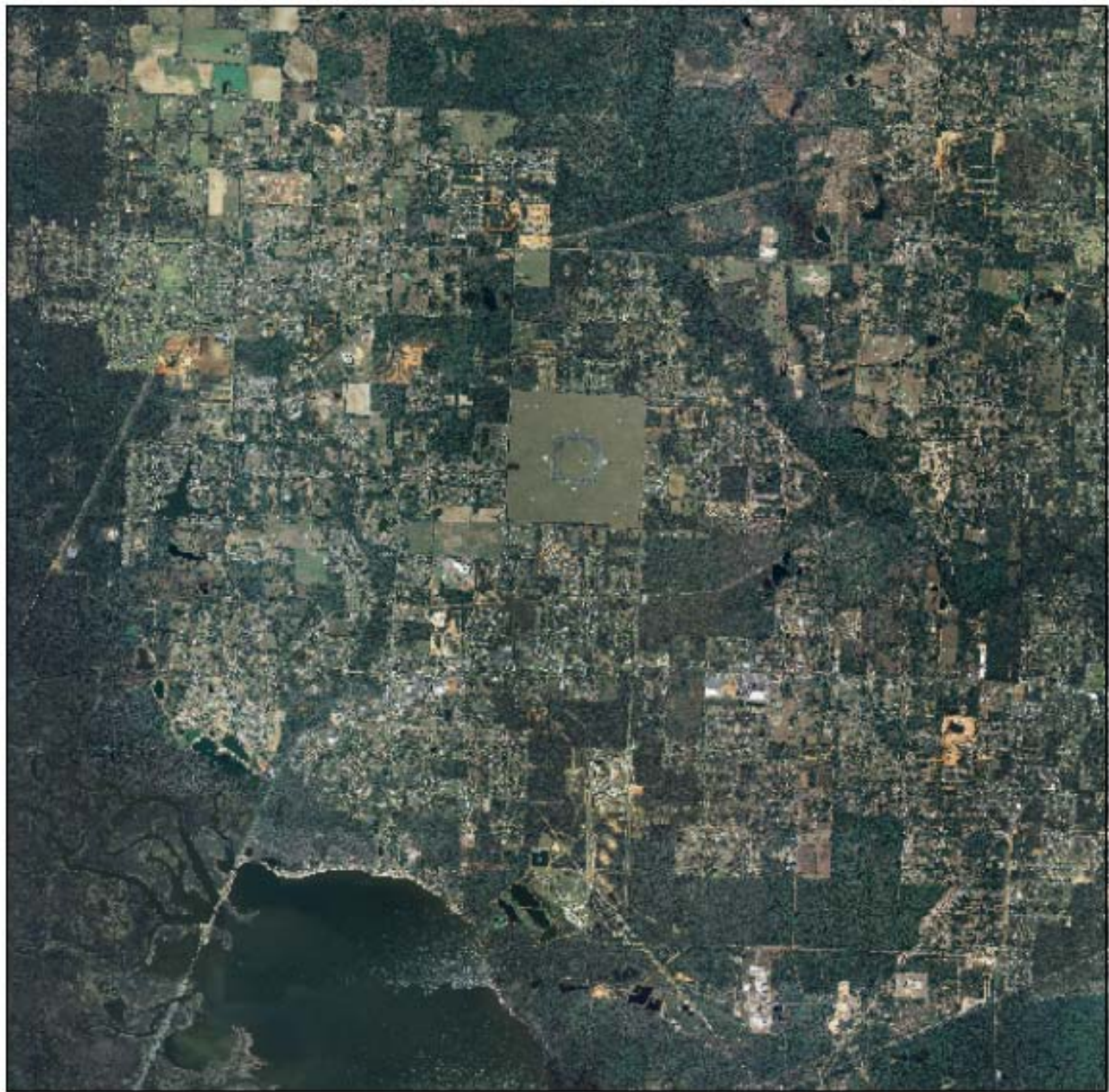
Pace is a community that spans the residential and the rural landscapes. Its families enjoy the benefits of the modern world and yet also enjoy the feel of the traditional Gulf Coast and its natural beauty. Encompassing the communities of Pace, Floridatown, Pea Ridge, Wallace, and Mulat, the area embraces new development that complements the area's small town feel.

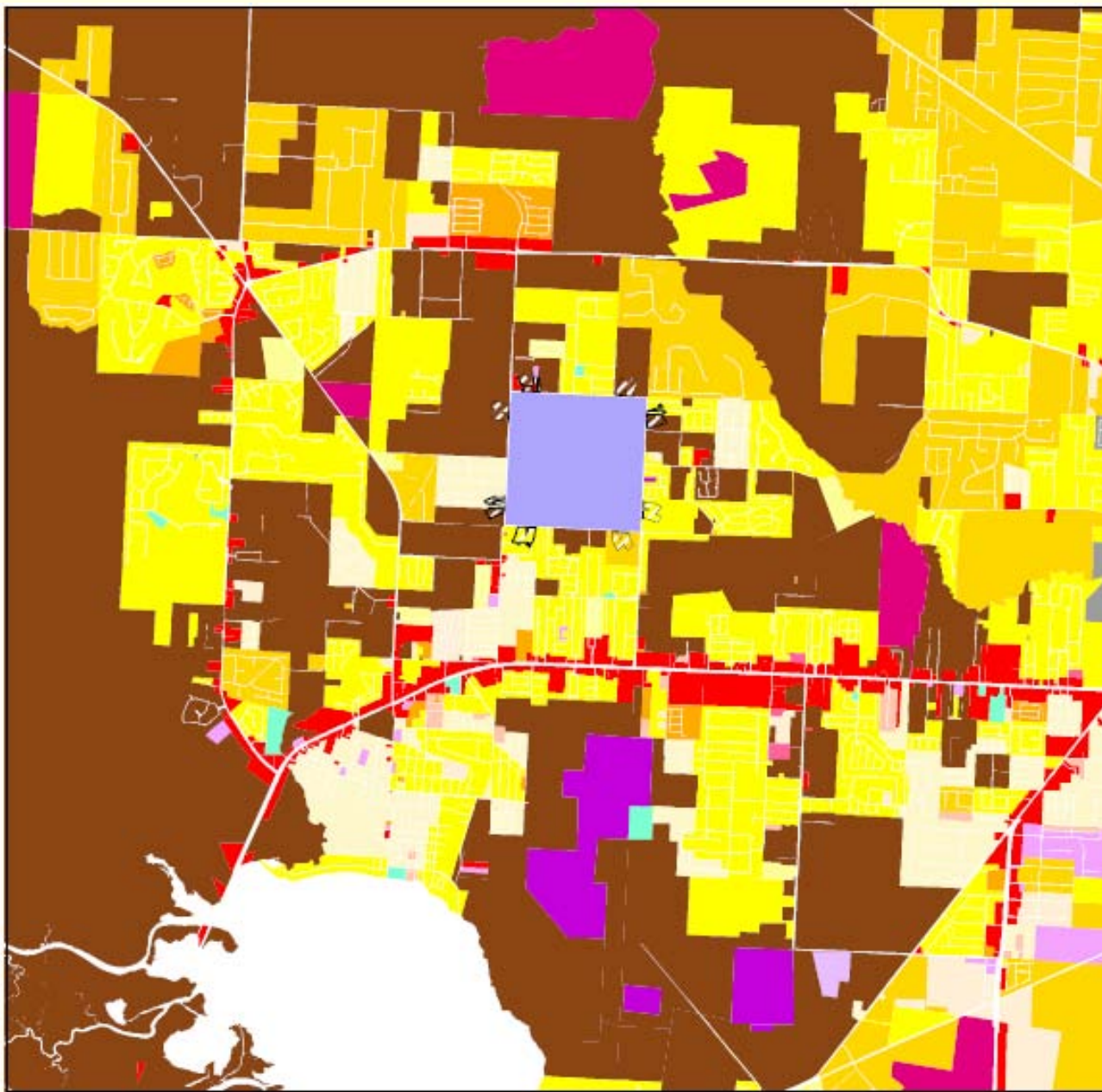
The vision for the Pace Area is to preserve this heritage while keeping the economic lifeblood flowing. We envision a beautiful and safe community characterized by planned development, excellent schools, and community facilities. Our roadways will be adequate to meet the needs of residents and visitors, natural waterways and trees will add to the beauty of the area, and employment opportunities will abound.

Pace Area residents will continue to enjoy a quality of life that encourages families to remain for generations.

Focus Area: Land Use

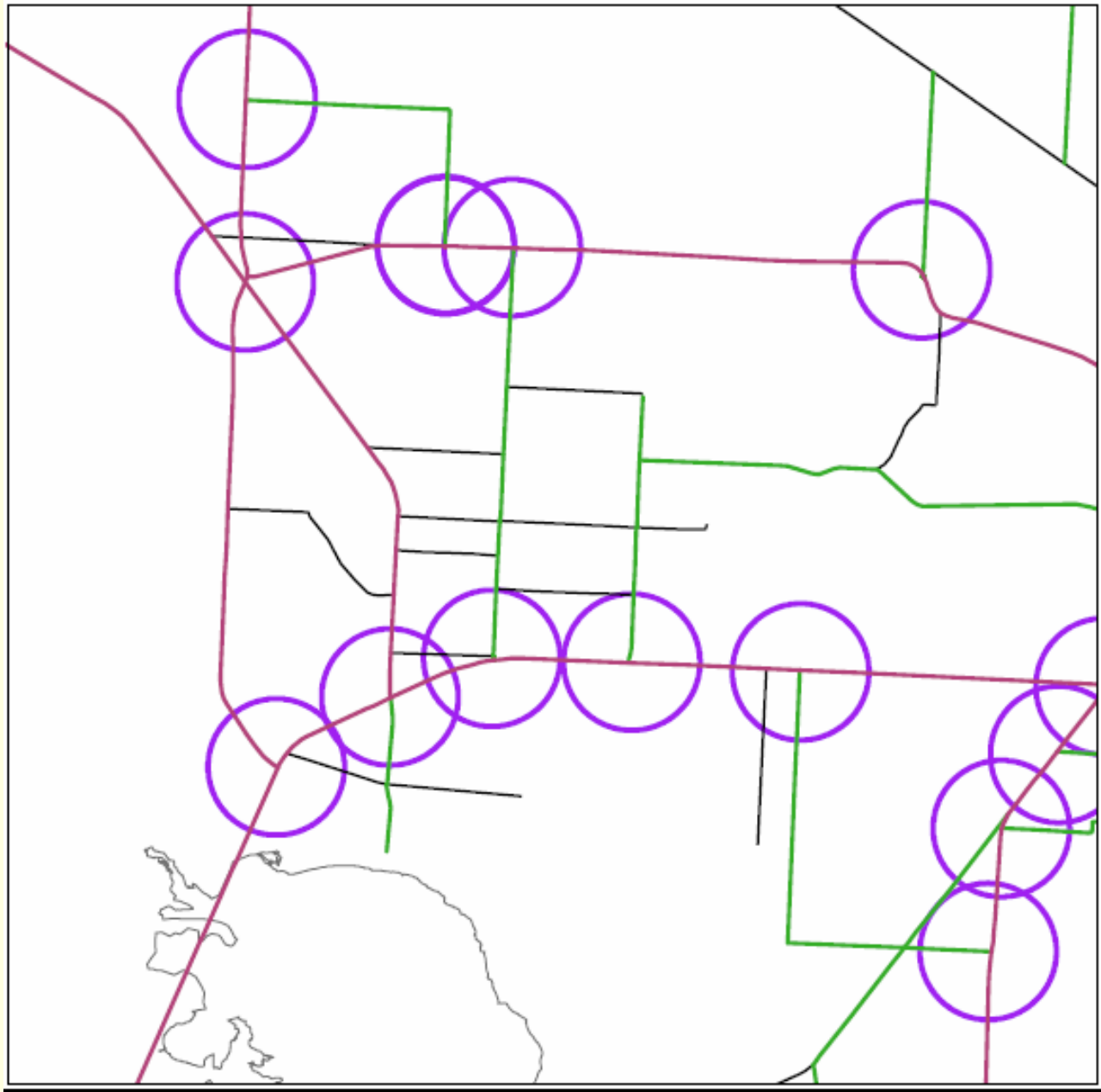
- **Goal 1: Ensure that new development occurring in the Pace Area contributes to and enhances the small town feel of the area.**

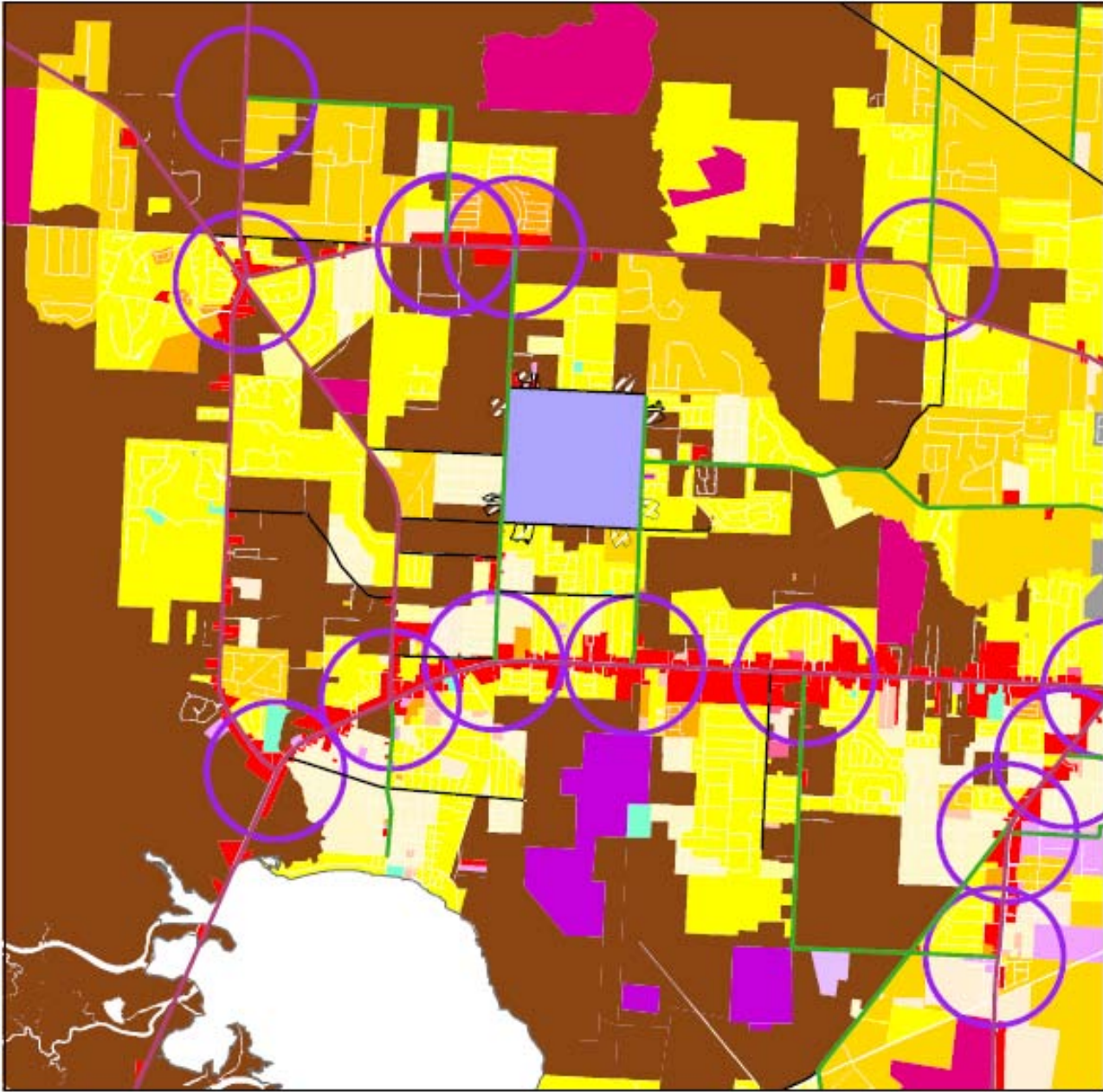




Focus Area: Land Use (continued)

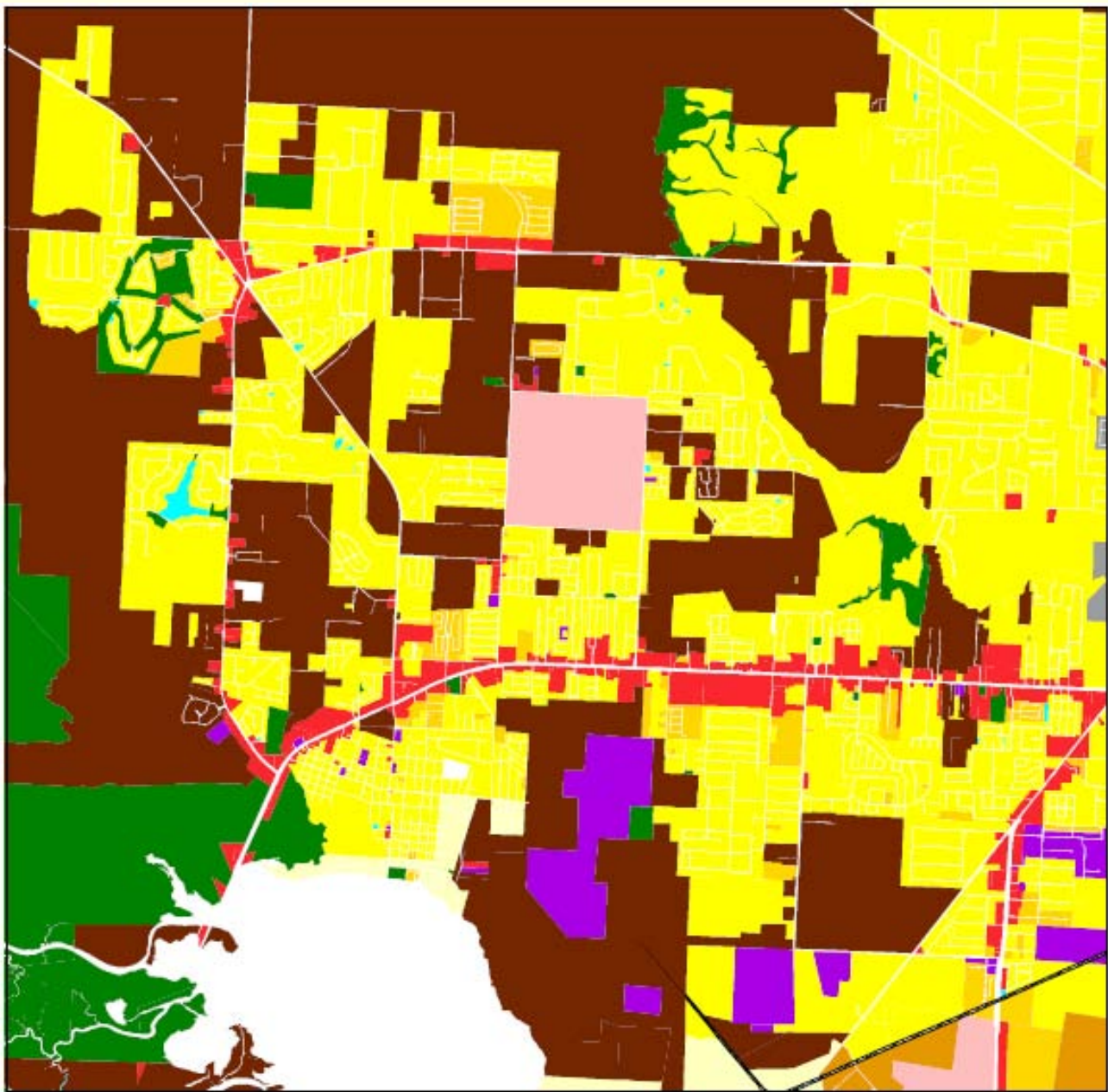
- Task 1: Promote compact, clustered commercial development by clarifying Highway Commercial District (HCD) locational requirements to include more specific guidance for the location of HCD zoning. For example, HCD zoning could be limited to within ½ mile of the intersection of arterial and major collector roadways.





Focus Area: Land Use (continued)

- Task 2: The County will amend the Future Land Use Map to identify appropriate areas for higher density residential development and additional commercial and/or industrial land necessary to accommodate the projected population and to achieve a mix of land uses typical of a growing suburban area. The proposed project outline is as follows:
 - Establish a project workgroup to include county staff, residents, and development professionals.
 - Develop clear locational criteria for each Future Land Use Map category.
 - Present the locational criteria to the Local Planning Board and Board of County Commissioners for approval.
 - Prepare a draft Future Land Use Map for the Pace Area that distributes land uses based upon locational criteria.
 - Obtain public input on the draft Future Land Use Map through public meetings and the internet.
 - Revise the draft Future Land Use Map based upon input received.
 - Present the proposed Future Land Use Map to the Local Planning Board and the Board of County Commissioners for adoption.



Focus Area: Land Use (continued)

- Task 3: Working with residents and property owners, prepare a sub-area plan for Floridatown.
- Task 4: Discourage the location of land uses such as C&D landfills within the developed portion of the Pace Area.

Focus Area: Land Use (continued)

- **Goal 2: Develop the Pace Town Center on the current site of Spencer Field.**
- Task 1: Continue to work with the Navy toward relocating Spencer Field helicopter training activities as recommended in the Joint Land Use Study.
- Task 2: Require that redevelopment of Spencer Field include a mix of land uses, including public open space, recreation, commercial, and residential uses designed to create a Town Center for the community.



Focus Area: Land Use (continued)

- **Goal 3: Achieve the location of a U.S. Post Office within the Pace Area.**



- Task 1: Working with the Pace Area Chamber of Commerce, identify the steps necessary to bring a U.S. Post Office to Pace and assign the task to a specific community group.
- Task 2: Encourage the new Post Office to be co-located with other community facilities, such as near the Pace Library or as part of the proposed Town Center.

Focus Area: Land Use (continued)

- **Goal 4: Protect and enhance the natural resources of the Pace Area.**
 - Task 1: Improve adherence to existing development regulations for tree protection, buffers and landscaping.
 - Task 2: Develop and adopt setback and buffer standards for development adjacent to rivers, streams, and creeks.



Focus Area: Recreation and Public Facilities

- **Goal 1: Construct a Multi-Purpose Community Building / Gymnasium facility near the Pace Library.**
- Task 1: Develop a conceptual plan for a Multi-Purpose Community Building / Gymnasium facility that includes a variety of uses including performing arts, recreation, and storm shelter.
- Task 2: Identify funding sources for construction of a Multi-Purpose Community Building / Gymnasium facility.



Focus Area: Recreation and Public Facilities (continued)

- **Goal 2: Amend the Land Development Code to require the inclusion of parks within new subdivisions.**
- Task 1: Create a workgroup to assist staff in drafting requirements for park areas within new subdivisions. The workgroup should include residents, engineers, and subdivision developers.

Focus Area: Recreation and Public Facilities (continued)

- **Goal 3: Provide outdoor entertainment opportunities for the community**
 - Task 1: Work with the Pace Area Chamber of Commerce to encourage the use of existing public parks for outdoor entertainment events such as concerts and festivals.

Focus Area: Transportation

- **Goal 1: Create a transportation plan that includes short term, low cost improvements as well as long term, higher cost improvements.**
- Task 1: Update the County's transportation plan to include the following short term, low cost improvements:
 - Improve traffic signal synchronization;
 - Connect existing roadways to relieve traffic on major arterials;
 - Intersection improvements along US 90 at Woodbine, Chumuckla Highway, and East and West Spencer Field Roads.

Focus Area: Transportation (continued)



- Task 2: Adopt a Corridor Preservation Ordinance to protect identified future roadway corridors from development.
- Task 3: Explore the feasibility of public transportation options.

Focus Area: Transportation (continued)

- Task 4: Construct Woodbine Road and the 5-Points intersection improvements as identified in the recently approved PD&E Study.
- Task 5: Construct a north-south corridor in the vicinity of Bell Lane.
- Task 6: Improve east-west transportation routes for commuter traffic.

Focus Area: Transportation (continued)

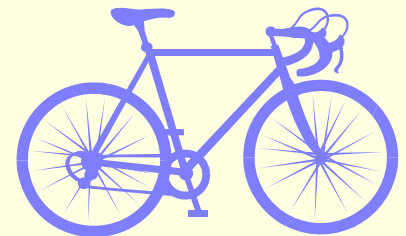
- Task 7: Support the interconnection of development to improve mobility options and to protect the capacity of major roadways.



- Task 8: Support the creation of franchise areas for garbage haulers as a way to limit the impact of heavy truck traffic on local roads.

Focus Area: Transportation (continued)

- **Goal 2: Provide non-motorized mobility options to improve community linkages and promote physical health.**
 - Task 1: Develop a bicycle and pedestrian plan for the Pace Area.
 - Task 2: Identify funding options for construction of sidewalks and trails.



Next Steps

- Staff to revise draft based on tonight's survey
- Final Public Meeting
- Presentation of Plan to Local Planning Board
- Presentation of Plan to Board of County Commissioners